Denton County
Juli Luke
County Clerk

Instrument Number: 20587

ERecordings-RP

NOTICE

Recorded On: February 28, 2025 01:52 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $37.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	20587
Receipt Number:	20250228000486
Recorded Date/Time:	February 28, 2025 01:52 PM
User:	William D
Station:	Station 8

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
TOWNHOMES AT NORTHPOINTE NEIGHBORHOOD ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Townhomes at Northpointe Neighborhood Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Townhomes at Northpointe.

2. Name of Association: The name of the Association is Townhomes at Northpointe Neighborhood Association, Inc.

3. Recording Data for the Subdivision:

   Lots 2 through 12, Lots 14 through 22, Lots 24 through 29, Lots 31 through 37, Lots 39 through 44, Block M and Lots 2 through 6, Lots 8 through 13, Block N, Lots 2 through 37, Block O, Lots 2 through 9, Block P, Castle Hills Phase 10, a subdivision in Denton County, Texas, according to the Plat recorded under Document No.2019-61, in the Official Public Records of Denton County, Texas.

4. Recording Data for the Declaration*:

   a. Master Declaration of Covenants, Conditions and Restrictions for Castle Hills, recorded on April 24, 1998, in Volume 4078, Pages 1090 through 1138, in the Official Public Records of Denton County, Texas; as amended from time to time;

   b. Declaration of Covenants, Conditions and Restrictions for the Single-Family Residential Area of Castle Hills Phase 1 recorded on April 24, 1998, as Document No. 1998-32899, in Volume 4078, Page 1041 of the Real Estate Records of Denton County, Texas;

   c. Declaration of Covenants, Conditions and Restrictions Relating to Castle Hills Schools Foundation, Inc. recorded on April 24, 1998, as Document No. 1998-32898, in Volume 4078, Page 1029, of the Real Estate Records of Denton County, Texas; and

d. Declaration of Covenants, Conditions and Restrictions *[for]* Townhomes at Northpointe recorded on January 27, 2020, as Document No. 10789, in the Official Public Records of Denton County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Townhomes at Northpointe Neighborhood Association, Inc., c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.

6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

   SBB Management Company, LLC
   12801 N. Central Expressway, Suite 1401
   Dallas, Texas 75243
   Phone: (972) 960-2800
   Email: support@sbbmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com. Please use the "Find My Community" search bar to locate the community webpage.

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	$375.00
Transfer Fee	$340.00
Resale Certificate Update	$75.00
1 Business Day Rush Fee to Expedite a Resale	$360.00
3 Business Day Rush Fee to Expedite a Resale	$260.00
5 Business Day Rush Fee to Expedite a Resale	$160.00
7 Business Day Rush Fee to Expedite a Resale	$75.00
Amenity Device Deactivation Fee	$20.00
Working Capital Assessment	$40.00

*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

TOWNHOMES AT NORTHPOINTE NEIGHBORHOOD ASSOCIATION, INC.
a Texas nonprofit corporation

By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

By: _____
Vanessa Burch, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 28 day of February, 2025, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Terry Wiseman
My Commission Expires
12/21/2026
Notary ID134113378

_____
Notary Public in and for the State of Texas